

Capital Facility Overview

The Dulles Planning Subarea is the fastest growing area in Loudoun County. The current estimated population in the Dulles Planning Subarea is 37,151. The Subarea's population is forecast to be 83,173 by 2026, a growth of over 123% by the end of the CNA Planning period. These population projections are based upon COG 8.0 estimates and were developed prior to the release of the 2010 Census data.

Due to the close proximity to the proposed Metro Rail Stations at Routes 772 and 606, the Dulles area will see significant development and change as the Dulles Corridor Rapid Transit project (Metro Rail) comes to Loudoun County. The development of Park-and-Ride facilities in the Dulles area will be a key to providing residents with easy access to bus routes that feed passengers to the Metro Stations, as well as to provide sufficient access to the County's Commuter Bus Service. Improvements to existing road infrastructure and the development of new roads in the Countywide Transportation Plan (CTP) will play a key role in the pace at which this area develops. With the construction of new thoroughfares such as Route 659 Relocated, Loudoun County Parkway, and Route 621 Relocated, the ability to travel between the Ashburn and Dulles Planning Subareas will be greatly improved, leading to better connectivity between the Dulles area and the future Metro Stations, as well as the Dulles Greenway.

The Dulles Planning Subarea will see significant residential and commercial growth as previously approved rezoning applications reach development stage. Among these developments are Arcola Center, Dulles Landing, and Stone Ridge at Glascock Field in the Route 50 corridor, as well as the continued development and maturation of the Stone Ridge and Brambleton developments.

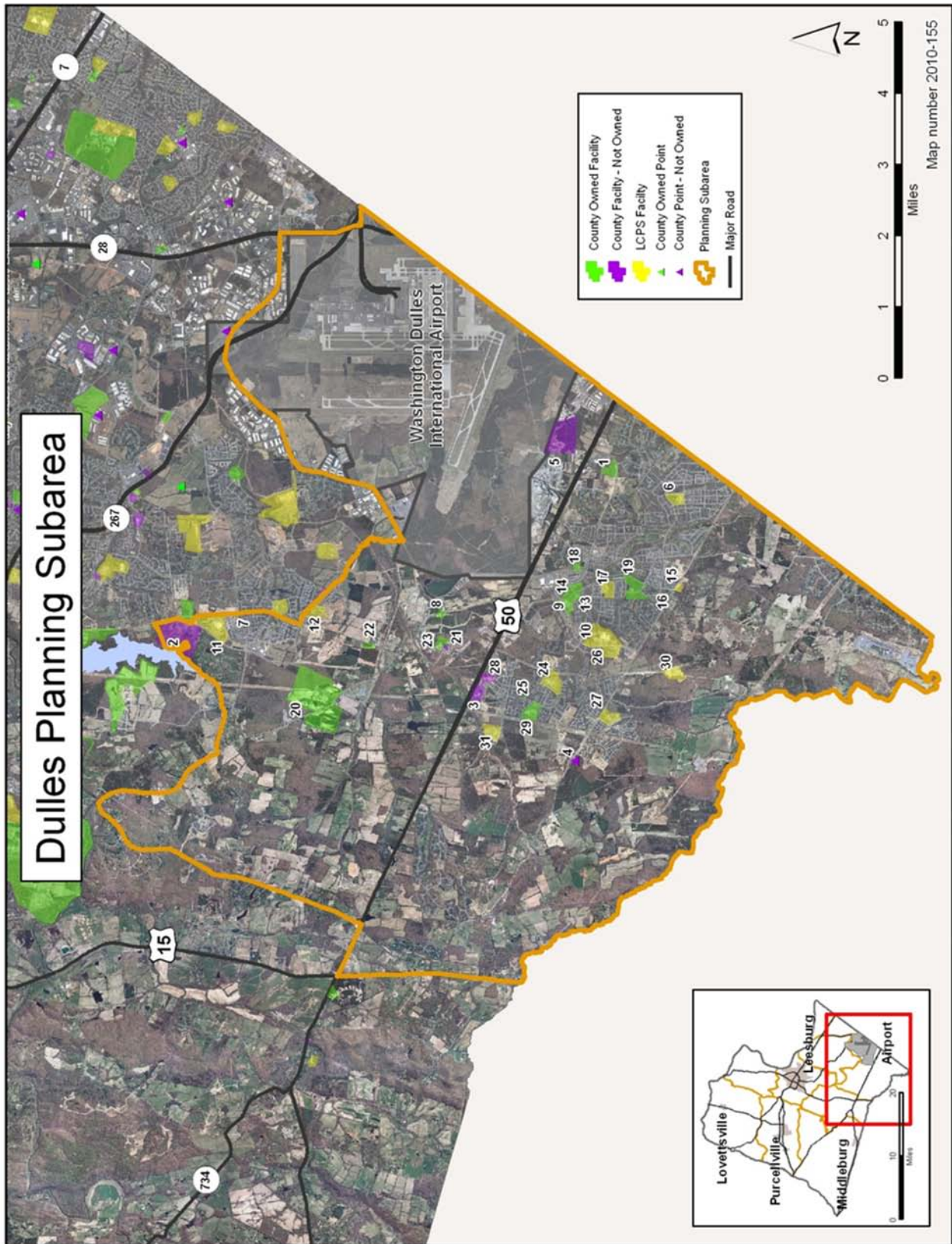
Capital facility development in the Dulles area during the current FY 2011-2016 CIP timeframe will include the construction of the Gum Spring Library, Phase I of the Hanson Regional Park project, as well as the Brambleton Fire & Rescue Station, which will house the headquarters for the Fire Marshall's Office and the Arcola Volunteer Fire and Rescue Station #9.

The tables on the following pages list all County owned and leased facilities that are already in operation in the Dulles Planning Subarea, as well as projects currently under construction and those proposed to be funded in the Adopted FY 2011-2016 Capital Improvements Program budget.

Comprehensive Plan Overview

There are portions of the Suburban, Transition, and Rural Policy Areas within the Dulles Planning Subarea (Revised General Plan, Chapter 7, Planned Land Use Map; and Chapter 6, Suburban Community Boundaries Map).

Plan policy envisions the Dulles Community of the Suburban Policy Area as one of four self-sustaining suburban communities that have a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). The County will direct the majority of public investments into currently developed communities where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 6, Fiscal Planning and Budgeting Policy 6). The County's vision for the Transition Policy Area is a permanently defined policy area with land uses that provide a visual and spatial transition between the suburban development in the east and rural development in the west (Revised General Plan, Chapter 8, General Policy 2). The County will encourage the development of non-residential uses in the Transition Policy Area that provide a transition from suburban to rural, such as active recreation uses, public schools, and other compatible institutional uses. These uses will serve to promote a rural character while serving both rural and suburban populations (Revised General Plan, Chapter 8, Land Use Pattern text). Further, "[t]he County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities" (Revised General Plan, Chapter 3, General Public Facilities Policy 8).



Numbered Facilities on the Dulles Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	East Gate Public Use Site	Owned	Planned
2	Brambleton District Park - West	Leased	Operational
3	Stone Ridge Park-and-Ride	Proffered	Operational
4	Kirkpatrick Park	Proffered	Planned
5	Sheriff's Firing Range	Leased	Operational
6	Little River Elementary School	Owned	Operational
7	Group Home	Owned	Operational
8	Arcola Slave Quarters	Owned	Operational
9	Dulles Multipurpose Center	Owned	Operational
10	Freedom High School	Owned	Operational
11	Briar Woods High School	Owned	Operational
12	Creighton's Corner Elementary School	Owned	Operational
13	South Riding Park Site	Owned	Operational
14	South Riding Park Site	Owned	Operational
15	Middle School #5	Owned	Planned
16	Settle-Dean Cabin	Owned	Operational
17	Hutchison Farm Elementary School	Owned	Operational
18	Dulles South Public Safety Center Station #19	Owned	Operational
19	Conklin Park	Owned	Operational
20	Hanson Regional Park	Owned	Planned
21	Arcola Community Center	Owned	Vacant
22	Brambleton Public Safety Center	Owned	Planned
23	Arcola-Pleasant Valley Fire and Rescue Station #9	Owned by Volunteers	Operational
24	Mercer Middle School	Owned	Operational
25	Group Home	Owned	Operational
26	Liberty Elementary School	Owned	Operational
27	Pinebrook Elementary School	Owned	Operational
28	Gum Spring Library	Owned	Construction
29	Byrne's Ridge Park	Owned	Operational
30	Buffalo Trail Elementary School	Owned	Operational
31	Arcola Elementary School	Owned	Operational

Existing Capital Facilities That Meet Adopted Capital Facility Standards:

Facility Type	Facility Name	Owned/Leased
Developmental Services Residential Facility	Brambleton ICF Home	Owned
Developmental Services Residential Facility	Stone Ridge Group Home	Owned
Park-and-Ride Lot	Stone Ridge	Proffered
Fire/ Rescue Station	Arcola Volunteer Fire and Rescue - Station #9	Owned by Volunteers
Fire/Rescue Station	Dulles South Station #19	Owned
Sheriff Station	Dulles South Public Safety Center	Owned
Community Park	Byrne's Ridge Park	Owned
Community Center	Dulles Multi-Purpose Center	Owned
Community Park	Conklin Park	Owned
Recycling Drop- Off Center	Arcola	Owned

Capital Facilities Under Construction:

Facility Type	Facility Name	Owned/Leased
Fire/Rescue Station	Brambleton Station #9	Owned
Library	Gum Spring Library	Owned
Regional Park	Hanson Regional Park	Owned

The following capital facilities are operated by the County but do not meet the current Capital Facility Standards:

Facility Type	Facility Name	Owned/Leased
Firing Range	Firearms Training Center	Leased
Historic Property	Arcola Slave Quarters	Owned
Historic Property	Settle-Dean Cabin	Owned
Park	South Riding Sec .76 PCL.B	Owned
Park	South Riding Sec.76 PCL.D	Owned

Planned Capital Facilities in the FY 2011-2016 CIP:

Facility Type	Facility Name	Fiscal Year	Site Status
Fire/Rescue Station	Kirkpatrick – Station #26	FY 14	Proffered
Park-and-Ride Lot	East Gate Park-and-Ride Lot/Park	FY 13	Owned
Library	Gum Spring Library	FY 12	Owned
Recycling Drop-Off Center	South Riding	FY 15	TBD
Park-and-Ride Lot	Stone Ridge Park-and-Ride Lot Expansion	FY 13	Proffered
Developmental Services Residential Facility	Stone Ridge Group Residence	FY 14	TBD
Developmental Services Residential Facility	South Riding Group Residence	FY 16	TBD
Regional Park	Hanson Regional Park	FY 12	Owned
Recreation Center	Dulles Multi-Purpose Center – Phase II	FY 15	Owned
District Park	Brambleton District Park	FY 11	Leased
Park Improvements	Conklin and Byrne's Ridge Parks	FY 11	Owned
Elementary School	Elementary School #21	FY 14	TBD
Elementary School	Elementary School #23	FY 14	Proffered
Middle School	Middle School #9	FY 13	TBD
Middle School	Mercer Middle School Addition	FY 13	Owned
High School	High School #11	FY 14	TBD
High School	Freedom High School Addition	FY 13	Owned

It is estimated that approximately **902 acres** of land will need to be acquired by the County in order to develop the proposed facilities listed on the following page through FY 2026.

The following capital facilities are proposed for development in the FY 2017-2026 Capital Needs Assessment in order to address current and future projected capital facility deficits in the Dulles Planning Subarea:

Facilities	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Fire / Rescue Station #28	x									
Fire / Rescue Station #29										x
Brambleton Library	x									
Park-and-Ride Lot										x
Mental Health Residential Facility	x	x			x	x				
District Park	x				x					
Community Park	x	x	x	x	x		x			
Recycling Drop-Off Center										x
Community Center									x	
Southern Satellite Vehicle Facility	x									
Elementary School #14	x									
Elementary School #28	x									
Elementary School #29		x								
Elementary School #32			x							
Elementary School #33				x						
Elementary School #35					x					
Middle School #7	x									
Middle School #8	x									
Middle School #12			x							
Middle School #13				x						
High School #9	x									
High School #12	x									
High School #13					x					
High School #14					x					

Fire & Rescue Station #28

This project is a carry-over from the Adopted FY 2011-2016 CIP, which designates Fire & Rescue Station #28 in the Route 606 Corridor for development after FY 2016.

The County's Capital Facility Standard for Fire & Rescue Stations is one station per 25,000 residents. By 2026, the Dulles Planning Subarea will be served by the following Stations:

Dulles South – Station #19

Brambleton – Station #9

Kirkpatrick – Station #26

Due to the need for response coverage to commercial and office areas, and Dulles Airport, an additional Fire & Rescue Station is needed in the Route 606 Corridor in the Ashburn or Dulles Planning Subareas. This facility is proposed to be 13,000 to 16,000 square feet, at an appropriately zoned site up to 5 acres in size.

The facility will include amenities such as restrooms, showers, lockers, exercise facilities, food preparation/dining facilities, apparatus bays, bunkroom facilities, training/break room, laundry and decontamination areas, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices, and a repair shop. Combined volunteer and career staffing for the fire-rescue station is anticipated, with possible 24-hour, 7-day-a-week coverage by career staff.

FY 2017
13,000 square feet
5.00 acres
Dulles or Ashburn



Comprehensive Plan Conformance:

The proposed general location for the Fire and Rescue Station is consistent with the Revised General Plan. The Revised General Plan states that fire and rescue facilities will be sited in accordance with the standards and facility needs identified in the Board of Supervisors adopted Fire and Rescue Services Plan and station location/service area maps contained in the Revised General Plan and area plans (Revised General Plan, Chapter 3, Fire and Rescue Services Policy 1).

Fire & Rescue Station #29

FY 2026
13,000 square feet
5.00 acres

This project is a carry-over from the Adopted FY 2011-2016 CIP, which designates Fire & Rescue Station #29 in the Dulles Planning Subarea for development after FY 2016.

The County's Capital Facility Standard for Fire & Rescue Stations is one station per 25,000 residents. By 2026, the Dulles Planning Subarea will be served by the following Stations:

Dulles South – Station #19

Brambleton – Station #9

Kirkpatrick – Station #26

This facility is proposed to be 13,000 to 16,000 square feet, depending on whether a volunteer company is partnered with career staff at the Station, at an appropriately zoned site up to 5 acres in size.

The facility will include amenities such as restrooms, showers, lockers, exercise facilities, food preparation/dining facilities, apparatus bays, bunkroom facilities, training/break room, laundry and decontamination areas, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices, and a repair shop. Combined volunteer and career staffing for the fire-rescue station is anticipated, with possible 24-hour, 7-day-a-week coverage by career staff.



Comprehensive Plan Conformance:

The proposed general location for the Fire and Rescue Station is consistent with the Revised General Plan. The Revised General Plan states that fire and rescue facilities will be sited in accordance with the standards and facility needs identified in the Board of Supervisors adopted Fire and Rescue Services Plan and station location/service area maps contained in the Revised General Plan and area plans (Revised General Plan, Chapter 3, Fire and Rescue Services Policy 1).

Brambleton Library

This project is a carry-over from the Adopted FY 2011-2016 CIP, which designates the Brambleton Library for development after FY 2016. This facility is proposed to be 40,000 square feet at a proffered site within the Brambleton community.

The Dulles Planning Subarea will be served by the following library:

Gum Spring Library

The County's Capital Facility Standard for Libraries is 0.60 square feet of space per capita. By 2018, County population growth versus existing library square footage will trigger the need for an additional library. Placement of this library in the Dulles Planning Subarea is due to the availability of a proffered site within the Brambleton community, as well as the development's ability to serve both the Ashburn and Dulles Planning Subarea populations.

This project will construct a full-service, community library with an opening day collection of 120,000 volumes. Library materials will include books, magazines, electronic books, CD's, DVD's, audio and video cassettes, and web-based resources. Library services will include a web-based catalog allowing online renewals, automated telephone renewal and request notification, and public access to the Internet.

FY 2017
40,000 square feet
Proffered Site



Comprehensive Plan Conformance:

The proposed general location for the Brambleton Library is consistent with the Revised General Plan. Where appropriate, libraries should be located within or near other "high traffic" areas such as town centers and commercial areas (Revised General Plan, Chapter 3, Library Services Policy 1).

Park-and-Ride Spaces

This project would acquire 335 additional Park-and-Ride spaces in the Dulles Planning Subarea during the Capital Needs Assessment Planning period.

The County currently operates 250 Park-and-Ride spaces in Stone Ridge. The Dulles Planning Subarea has two facilities planned in the FY 2011-2016 Adopted CIP: a minimum 100-space expansion at Stone Ridge and the new minimum 200-space East Gate Park-and-Ride Lot. There is a 200-space Park-and-Ride Lot proffered to the County in the Arcola Center development, which is anticipated to be developed during the FY 2017-2026 timeframe.

Based on the current Capital Facility Standard of one parking space per 90 residents, an additional 335 parking spaces should be developed in the Dulles Planning Subarea to cover population increases in the Dulles, Route 15 South, and Southwest Planning Subareas, according to the Loudoun County Transit Plan. The County will need to acquire the spaces via lease, donation, proffer, or purchase.

Park-and-Ride Lots can accommodate 70 parking spaces per acre. This project would require sites totaling approximately nine acres. The Park-and-Ride Lot would be lighted and would include a raised, concrete waiting area, a bus shelter, bicycle lockers, telephone service, and other passenger amenities.

FY 2017 - 2026

335 spaces

5.00 acres

**Proffered, Donated, Owned
or Leased**



Comprehensive Plan Conformance:

The proposed general location for the Park-and-Ride Spaces is consistent with the Revised General Plan. The 2010 Revised Countywide Transportation Plan (CTP) policies state that park-and-ride facilities within the Suburban Policy Area will be located "along or at the intersection of arterial or major collector roads, near activity centers such as commercial or mixed-use centers, schools, or other destinations, at transit stops, or in other safe and secure locations that provide convenient access. They should be connected by sidewalks or shared pathways to enable carpoolers and pedestrians to walk to the lot. These park-and-ride lots should receive priority consideration for the installation of bicycle lockers and racks" (CTP, Chapter 3, Park and Ride Lot Policy 1). "Park and ride lots may be co-located with other complimentary uses, such as recycle centers, churches, parks, and retail development areas" (CTP, Chapter 3, Park and Ride Lot Policy 2) and "will be designated to provide convenient and safe bus access either within or adjoining the lot" (CTP, Chapter 3, Park and Ride Lot Policy 3). Park-and-ride lots should be developed on the basis of residential growth with one commuter park-and-ride space for every 30 new households approved for development. These spaces do not include parking for Metrorail stations and this guideline should not be applied to development immediately adjacent to Metrorail stations" (CTP, Chapter 3, Park and Ride Lot Policy 4).

Mental Health Group Residences (4)

This project would purchase four 3,400 square foot Mental Health Group Residences during the FY 2017-2026 Capital Needs Assessment period. While these facilities could be located anywhere in the County, due to population densities and close proximity to public transportation and employment opportunities, these facilities are proposed in the Dulles Planning Subarea.

The residential facility would be handicapped accessible and would provide office space for staff. The facility would preferably be in close proximity to other County MHSADS Residences, allowing for more efficient use of staff, vehicles, and office resources.

Mental health residential services are provided in group residences, supervised apartments and private residences. Services are provided to individuals and their families who are experiencing serious mental illness. Services include intensive psychotherapy, psychiatric and nursing care, medication management, case management, and life skills such as money management, personal hygiene, cooking, and housekeeping. Direct supervision of clients, transportation, and crisis intervention are also provided. The program would be available 24 hours a day through on-site supervision and on-call staff.

FY 2017, 2018, 2021, 2022
13,600 total square feet
1.00 total acres



Comprehensive Plan Conformance:

The proposed general location for Mental Health Group Residences is consistent with the Revised General Plan. New human service facilities will be located in the Suburban and Transition Policy Areas, Towns, JLMAs, and the Existing Villages with good access to commercial services to achieve adequate accessibility and integration of all clients (Revised General Plan, Chapter 3, Human Services Policy 1). Additionally, human service agencies will coordinate facility needs and location criteria for group care facilities to ensure adequate dispersal throughout the County (Revised General Plan, Chapter 3, Human Services Policy 2).

District Parks (2)

**FY 2017, 2021
150 acres**

Based on current capital facility standards, the County should provide two additional District Parks, 75 acres each, in the Dulles Planning Subarea during the FY 2017-2026 Capital Needs Assessment planning period.

The County does not currently operate a District Park in the Dulles Planning Subarea. The FY 2011-2016 Adopted CIP contains one District Park project in the Dulles Planning Subarea:

Brambleton District Park

By 2026, two additional District Parks are required in the Dulles Planning Subarea.

The District Park sites acquired may vary in size but should be approximately 75 acres each. The District Parks could include amenities such as athletic fields, lighted fields, fencing, site utilities, parking, playgrounds, site access from the public road, landscaping, public restrooms, groundwater wells, irrigation, staff offices, meeting rooms, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.



Comprehensive Plan Conformance:

The proposed general location for District Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).

Community Parks (6)

Based on the current capital facility standards, the County should provide an additional six Community Parks in the Dulles Planning Subarea during the FY 2017-2026 Capital Needs Assessment planning period.

The County currently operates two Community Parks in the Dulles Planning Subarea - Byrne's Ridge Park and Conklin Park. The two parks include three baseball fields, five soccer fields, and approximately 30 passive acres.

To meet the County's standards for athletic field development within Community Parks, the County should develop an additional thirteen baseball or softball fields, three rectangle fields, and approximately 130 acres of Passive Park land during the FY 2017-2026 Capital Needs Assessment planning period.

The Community Park sites acquired should each be approximately 30 acres in size. Each Community Park could include two baseball/softball fields, one rectangle field, field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, groundwater wells, irrigation, staff offices, a playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

**FY 2017, 2018, 2019, 2020,
2021, 2023
180 acres**



Comprehensive Plan Conformance:

The proposed general location for Community Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).

Community Center

This project would construct a 10,000 square foot Community Center on a site of up to 6 acres in the Dulles Planning Subarea during the FY 2017-2026 Capital Needs Assessment Planning period.

The Dulles Planning Subarea contains one Community Center:

Dulles Multi-Purpose Center

The County's Capital Facility Standard for Community Centers is one per 42,000 residents. The need for a 2nd Community Center in the Dulles Planning Subarea is triggered in FY 2025.

The facility would provide administrative and program space for volunteers and staff, a gymnasium, large and small multi-purpose rooms, a small commercial kitchen, an exercise/fitness room, classrooms, a game room, a computer lab, arts and crafts areas, storage rooms, restrooms, and a reception area.

A minimum six-acre site is required to accommodate a stand-alone building, outdoor space, and parking. However, co-locating the facility with a recreation center, senior center, teen center, or with another Park facility would offer program benefits and potential cost savings.

FY 2025
10,000 square feet
6.00 acres
Co-Located



Comprehensive Plan Conformance:

The proposed general location for the Community Center is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).

Southern Satellite Vehicle Facility

**FY 2017
10.00 acres**

This project would construct a combined County Government and Schools vehicle facility in Southern Loudoun during the FY 2017-2026 Capital Needs Assessment Planning period.

This facility would require a minimum 10-acre buildable site to accommodate a covered, 3,000 square foot fueling bay, a 5,000 square foot vehicle maintenance building, and associated parking to support both School and County Fleet Management operations.

The fueling facility would be vendor-developed and operated under the School's fuel contract. The maintenance operation would provide only emergency minor repairs to vehicles, allowing them to continue service while remaining in their geographic service areas.

This facility would service vehicles located in the Dulles and Route 15 South Planning Subareas, with placement of the facility most likely along the Route 50 corridor in the Dulles Planning Subarea.



Comprehensive Plan Conformance:

The proposed general location for the Southern Satellite Vehicle Facility is consistent with the Revised General Plan. The County will direct the majority of public investments into currently developed communities, towns, and areas of the County where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 3, Fiscal Planning and Budgeting Policy 6).

Recycling Drop-Off Center

This project would construct a new Recycling Drop-Off Center in the Dulles Planning Subarea during the FY 2017-2026 Capital Needs Assessment Planning period.

The Dulles Planning Subarea currently has one Recycling Drop-Off Center at the former Arcola Community Center, and one planned in South Riding in the Adopted FY 2011-2016 CIP.

Due to redevelopment options at the current Drop-Off Center in Arcola, this project identifies a replacement Drop-Off Center in the event that the current Arcola Drop-off Center needs to be replaced.

The minimum area necessary for a Drop-Off Center is approximately one-quarter acre, due to site conditions, buffering, parking, and access requirements in the Loudoun County Zoning Ordinance. This project would include excavation to place a gravel base, geotextile layer, and pavement for a 3,000 square foot pad to accommodate the recycling containers, as well as 6,550 square feet of parking for customers of the Drop-Off Center.

The Dulles Recycling Drop-Off Center is planned to be co-located at a current or future planned County facility in the Dulles Planning Subarea.

FY 2026
9,550 square feet
0.25 acres
Co-Located



Comprehensive Plan Conformance:

The proposed general location for the Recycling Drop-Off Center is consistent with the Revised General Plan. The County will continue to implement an integrated solid waste management strategy that places priority on reduction, reuse, and recycling of solid waste above resource recovery, incineration, and disposal into landfills (Revised General Plan, Chapter 2, Solid Waste Management Policy 2). The County encourages the co-location of government facilities, including recycling centers, where feasible and where they can function effectively (Revised General Plan, Chapter 2, Solid Waste Management Policy 5).

Recreation Trails

**FY 2026
83 Miles**

This project would construct 83 miles of natural recreational trails within the Dulles Planning Subarea, including parks, during the FY 2017-2026 Capital Needs Assessment Planning period.

Recreational or natural trails provide for walking, hiking, and equestrian opportunities. The surface of these trails are natural surface (natural earth, wood chips, etc.) with a width of two to five feet.

The Dulles Planning Subarea does not currently have any County owned or maintained recreational trails.

The County's Capital Facility Standard for Recreational Trails is 1 mile per 1,000 residents. The County should provide 83 miles of recreational trails in the Dulles Planning Subarea by 2026.



Comprehensive Plan Conformance:

The proposed general location for the recreational trails is consistent with the Revised General Plan. The County's greenways and trails will serve as a linking element in all policy areas to other components of the Green Infrastructure and may be used for refuge, recreation, and education. The system should link people to the area's natural, recreational, cultural, and commercial resources (Revised General Plan, Chapter 5, Greenways and Trail Policy 2). Priority trails include connections to the Dulles Community from the Loudoun County Parkway Corridor, Bull Run shared-use trail; and pedestrian and shared-use trails along creeks (Revised General Plan, Chapter 5, Greenways and Trail Policy 3).

Elementary School #14

FY 2017

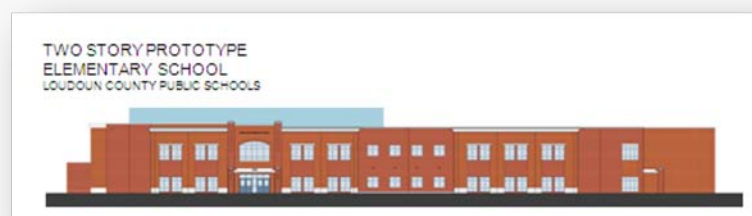
102,141 square feet

20.00 acres

Proffered Site

This project would construct a new 102,141 square-foot Elementary School on a proffered site of approximately 20 usable acres in the Brambleton development, which is located in the County's Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 875 students in grades K through 5. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

Elementary School #28

FY 2017

102,141 square feet

20.00 acres

Dulles or Route 15 South

This project would construct a new 102,141 square-foot Elementary School on a site of approximately 20 usable acres in the Loudoun County Public Schools' (LCPS) Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.



This school would be designed for an anticipated program capacity of 875 students in grades K through 5. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

Elementary School #29

This project would construct a new 102,141 square-foot Elementary School on a site of approximately 20 usable acres in the Loudoun County Public Schools' (LCPS) Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

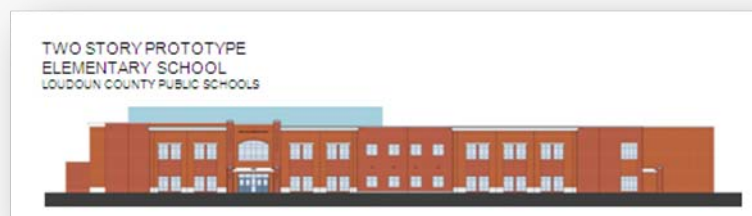
This school would be designed for an anticipated program capacity of 875 students in grades K through 5. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

FY 2018

102,141 square feet

20.00 acres

Dulles or Route 15 South



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

Elementary School #32

FY 2019

102,141 square feet

20.00 acres

Dulles or Route 15 South

This project would construct a new 102,141 square-foot Elementary School on a site of approximately 20 usable acres in the Loudoun County Public Schools' (LCPS) Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 875 students in grades K through 5. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

TWO STORY PROTOTYPE
ELEMENTARY SCHOOL
LOUDOUN COUNTY PUBLIC SCHOOLS



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

Elementary School #33

FY 2020

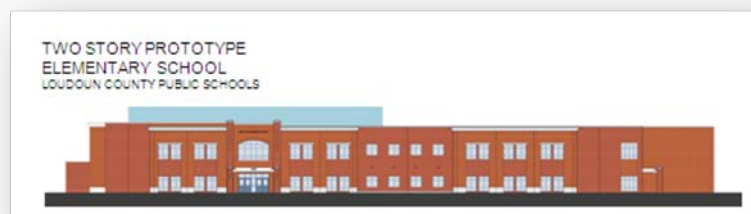
102,141 square feet

20.00 acres

Dulles or Route 15 South

This project would construct a new 102,141 square-foot Elementary School on a site of approximately 20 usable acres in the Loudoun County Public Schools' (LCPS) Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 875 students in grades K through 5. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

Elementary School #35

FY 2021

102,141 square feet

20.00 acres

Dulles or Route 15 South

This project would construct a new 102,141 square-foot Elementary School on a site of approximately 20 usable acres in the Loudoun County Public Schools' (LCPS) Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 875 students in grades K through 5. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

Middle School #7

This project would construct a new 168,780 square-foot Middle School on a site of 35 usable acres in the Loudoun County Public Schools' Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 1,350 students in grades 6 through 8. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room. This building will utilize the school "house" concept for individual grades.

Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

FY 2017
168,780 square feet
35.00 acres
Dulles or Route 15 South



Middle School #8

This project would construct a new 168,780 square-foot Middle School on a site of 35 usable acres in the Loudoun County Public Schools' Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 1,350 students in grades 6 through 8. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room. This building will utilize the school "house" concept for individual grades.

FY 2017
168,780 square feet
35.00 acres
Dulles or Route 15 South



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

Middle School #12

This project would construct a new 168,780 square-foot Middle School on a site of 35 usable acres in the Loudoun County Public Schools' Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 1,350 students in grades 6 through 8. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room. This building will utilize the school "house" concept for individual grades.

Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

FY 2019
168,780 square feet
35.00 acres
Dulles or Route 15 South



Middle School #13

This project would construct a new 168,780 square-foot Middle School on a site of 35 usable acres in the Loudoun County Public Schools' Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 1,350 students in grades 6 through 8. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room. This building will utilize the school "house" concept for individual grades.

FY 2020
168,780 square feet
35.00 acres
Dulles or Route 15 South



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

High School #9

This project would construct a new 279,426 square-foot High School on a site of 75 usable acres in the Loudoun County Public Schools' Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 1,800 students in grades 9 through 12. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

FY 2017
279,426 square feet
75.00 acres
Dulles or Route 15 South



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

High School #12

This project would construct a new 279,426 square-foot High School on a site of 75 usable acres in the Loudoun County Public Schools' Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 1,800 students in grades 9 through 12. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

FY 2017
279,426 square feet
75.00 acres
Dulles or Route 15 South



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

High School #13

This project would construct a new 279,426 square-foot High School on a site of 75 usable acres in the Loudoun County Public Schools' Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 1,800 students in grades 9 through 12. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

FY 2021
279,426 square feet
75.00 acres
Dulles or Route 15 South



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

High School #14

This project would construct a new 279,426 square-foot High School on a site of 75 usable acres in the Loudoun County Public Schools' Dulles South Planning District. The LCPS Dulles South Planning District contains portions of the County's Dulles and Route 15 South Planning Subareas. The school could be placed in either of these Planning Subareas, with preference towards placement near existing communities in the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 1,800 students in grades 9 through 12. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

FY 2021
279,426 square feet
75.00 acres
Dulles or Route 15 South



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).